

HOUSE _____ **AMENDMENT NO.** _____

Offered By

1 AMEND House Committee Substitute for Senate Committee Substitute for Senate Bill No. 510,
2 Page 9, Section 94.110, Line 50, by inserting after all of said section and line the following:

3 "99.825. 1. Prior to the adoption of an ordinance proposing the designation of a
4 redevelopment area, or approving a redevelopment plan or redevelopment project, the
5 commission shall fix a time and place for a public hearing as required in subsection 4 of section
6 99.820 and notify each taxing district located wholly or partially within the boundaries of the
7 proposed redevelopment area, plan or project. At the public hearing any interested person or
8 affected taxing district may file with the commission written objections to, or comments on, and
9 may be heard orally in respect to, any issues embodied in the notice. The commission shall hear
10 and consider all protests, objections, comments and other evidence presented at the hearing. The
11 hearing may be continued to another date without further notice other than a motion to be entered
12 upon the minutes fixing the time and place of the subsequent hearing; provided, if the commission
13 is created under subsection 3 of section 99.820, the hearing shall not be continued for more than
14 thirty days beyond the date on which it is originally opened unless such longer period is requested
15 by the chief elected official of the municipality creating the commission and approved by a
16 majority of the commission. Prior to the conclusion of the hearing, changes may be made in the
17 redevelopment plan, redevelopment project, or redevelopment area, provided that each affected
18 taxing district is given written notice of such changes at least seven days prior to the conclusion of
19 the hearing. After the public hearing but prior to the adoption of an ordinance approving a
20 redevelopment plan or redevelopment project, or designating a redevelopment area, changes may
21 be made to the redevelopment plan, redevelopment projects or redevelopment areas without a
22 further hearing, if such changes do not enlarge the exterior boundaries of the redevelopment area
23 or areas, and do not substantially affect the general land uses established in the redevelopment
24 plan or substantially change the nature of the redevelopment projects, provided that notice of such
25 changes shall be given by mail to each affected taxing district and by publication in a newspaper
26 of general circulation in the area of the proposed redevelopment not less than ten days prior to the
27 adoption of the changes by ordinance. After the adoption of an ordinance approving a
28 redevelopment plan or redevelopment project, or designating a redevelopment area, no ordinance

1 shall be adopted altering the exterior boundaries, affecting the general land uses established
2 pursuant to the redevelopment plan or changing the nature of the redevelopment project without
3 complying with the procedures provided in this section pertaining to the initial approval of a
4 redevelopment plan or redevelopment project and designation of a redevelopment area. Hearings
5 with regard to a redevelopment project, redevelopment area, or redevelopment plan may be held
6 simultaneously.

7 2. [Effective January 1, 2008,] If, after concluding the hearing required under this section,
8 the commission makes a recommendation under section 99.820 in opposition to a proposed
9 redevelopment plan, redevelopment project, or designation of a redevelopment area, or any
10 amendments thereto, a municipality desiring to approve such project, plan, designation, or
11 amendments shall do so only upon a two-thirds majority vote of the governing body of such
12 municipality. Except that no municipality which is in a county with a charter form of government
13 and with more than nine hundred fifty thousand inhabitants, a county with a charter form of
14 government and with more than three hundred thousand but fewer than four hundred fifty
15 thousand inhabitants, or a county with a charter form of government and with more than two
16 hundred thousand but fewer than three hundred fifty thousand inhabitants, or is located in any
17 such county, shall approve such project, plan, designation, or amendments thereto, unless a
18 majority of the commission members vote to make a recommendation to approve such project,
19 plan, designation, or amendments, or such municipality places the question before the qualified
20 voters of such municipality and the question is approved by a majority of the voters voting thereon
21 at the next regularly scheduled municipal or general election.

22 3. Tax incremental financing projects within an economic development area shall apply to
23 and fund only the following infrastructure projects: highways, roads, streets, bridges, sewers,
24 traffic control systems and devices, water distribution and supply systems, curbing, sidewalks and
25 any other similar public improvements, but in no case shall it include buildings."; and
26

27 Further amend said bill by amending the title, enacting clause, and intersectional references
28 accordingly.